

LOT  
**22**

## 29 Walton Road, Liverpool L4 4AD

\*GUIDE PRICE £70,000+



Not to scale. For identification purposes only

- **A three storey corner property benefiting from planning permission to convert the ground floor into a retail unit together with two one-bedroomed self contained flats to the first and second floor.**

**Description** A three storey corner property benefiting from planning permission to convert the ground floor into a retail unit together with two one-bedroomed self-contained flats to the first and second floor. The property was previously used as a warehouse. Planning Ref: 13/0409 FPR The property benefits from a new roof and double glazing however does not include fixtures and fittings and there is currently no access to the upper floors Plans are available for inspection at the Auctioneers Offices.

**Situated** Fronting Walton Road on the corner of Sandhays Close approximately 1 miles into Liverpool city centre and within walking distance to both Liverpool and Everton Football Clubs.

**Ground Floor** Large room via side double doors

**First Floor/Second Floors** Accommodation

**Second Floor** Accommodation

**Outside** Yard to rear